

FILED
GREENVILLE CO. S.C.

MAR 8 3 24 PM '84

MORTGAGE

DONNIE S. TANKERSLEY
R.M.C.

THIS MORTGAGE is made this 8 day of March, 1984, between the Mortgagor, Carl H. Zipf III and Melinda H. Zipf, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association of South Carolina, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

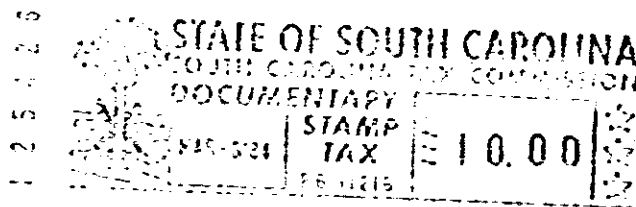
WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-five thousand and no/100 (\$25,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated March 8, 1984, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on April, 2004

TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"), Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in the County of Greenville, State of South Carolina.

ALL that certain piece or parcel of land lying, situate and being in the County of Greenville, State of South Carolina, shown and designated as a portion of Lot No. 33 of Camilla Park on plat of Robert R. Spearman dated March 1, 1984, reference to said plat being hereby made for a more complete and accurate description and according to said plat being more particularly described as follows, to wit:

BEGINNING at a point on Beatrice Street, 60.75 feet from Flora Avenue, thence leaving Beatrice Street S65-30W 169.5 feet to an iron pin; thence S24-30E 60.0 feet to an iron pin; thence N65-30E 179.0 feet to an iron pin on Beatrice Street; thence along said street N33-30W 60.75 feet to an iron pin, the point of beginning; and being bounded on the northeast by Beatrice Street, on the northwest by Lot No. 32 and on the Southeast by Lot No. 34.

This is the identical property conveyed to the mortgagors herein by deed of Marshall S. Pitts dated July 7, 1976, and recorded in the offices of the Register of Mesne Conveyances in Deed Book 1040 at Page 18.



which has the address of No. 7, Beatrice St., Greenville, (City)
South Carolina (State and Zip Code) (herein "Property Address");

TO HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein referred to as the "Property."

Borrower covenants that Borrower is lawfully seized of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

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